

Flat 12, 25 Springfield Street

Pilrig, EH6 5DE



2 bed



2 bath



1 public

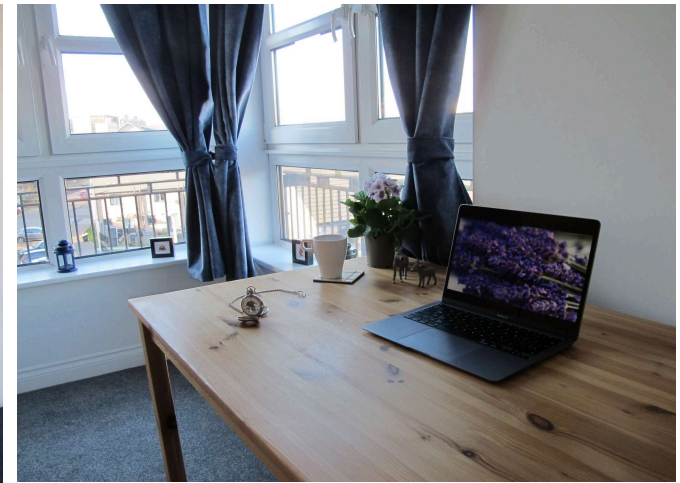


Key Features

- 2 Double bedrooms
- Master en-suite shower room
- Walk in hall storage cupboard
- Dining kitchen
- Dual aspect corner living room
- Lift
- Underground residents car park

EPC: B

Council Tax: Band E



Location

Leith is one of Edinburgh's most vibrant and cosmopolitan districts, regularly ranked among the world's coolest neighbourhoods. Positioned just off Leith Walk, the property is ideally placed to enjoy the area's wealth of local amenities, from trendy bars and acclaimed restaurants to convenience stores and takeaways. For larger shopping needs, a Tesco Superstore and Lidl sit at the foot of Leith Walk, while Ocean Terminal offers high street retailers, a gym, multiplex cinema, and a range of eateries. Recreation and green space are close at hand, with Leith Links and Leith Victoria Swim Centre both less than a ten-minute walk away. The fashionable Shore, just a short stroll from the property, is home to award-winning restaurants, welcoming cafés, and a popular weekly market.

Excellent transport links make this location especially convenient. A nearby tram stop provides swift access to the city centre, connecting directly to Waverley Railway Station, Edinburgh Bus Station, and Edinburgh Airport.



Viewing
Call Linda - 07828 468308



THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Kitchen	4.94m (16'3") x 4.12m (13'6")
Lounge	4.41m (14'6") x 3.35m (11')
Bedroom 1	3.86m (12'8") x 3.10m (10'2")
En-suite	2.66m (8'9") x 1.59m (5'3")
Bedroom 2	3.70m (12'2") x 2.00m (6'7")
Bathroom	2.06m (6'9") x 1.70m (5'7")

Gross internal floor area (m²): 80m²

EPC Rating: B



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